

Isle of Wight Council

The Town and Country Planning Act 1990 The Town and Country Planning (Development Management Procedure) (England) Order 2010

Refusal of Outline Planning Permission

Application reference number: P/00666/13 - TCP/04554/F

Parish: Brighstone

Applicant:
Executors of Cheverton Estate
c/o agent

Agent:
Mr D Long
Christopher Scott Ltd
Christopher Scott Ltd
East Quay
Kite Hill
Wootton Bridge, Isle of Wight
PO33 4LA

Description: Outline for a mixed use development comprising; Abbeyfield residence (13 flats), sheltered housing (4 flats and 6 chalet bungalows), 8 semi-detached assisted care bungalows, 12 units of open market housing (10 detached and 2 semi-detached houses), 14 units of affordable housing (4 semi-detached houses, terrace of 4 houses and 6 flats), doctor's surgery with associated pharmacy, community park, associated parking and formation of vehicular access from Main Road and Upper Lane

Location: land adjacent Blanchards, Moortown Lane and between Upper Lane and, Main Road, Brighstone, Newport, Isle Of Wight, PO30

The Isle of Wight Council hereby give notice of the decision made on 02/08/2013 to refuse planning permission for the development described above and as detailed in the application, plans and other associated information submitted.

Reasons

- 1 The planning application is not supported by sufficient information to satisfactorily demonstrate the need for the proposed number, size and mix of dwellings, with particular reference to the proposed open market dwellings and Abbeyfield units. In the absence of this information the proposed development is contrary to the aims of Policies SP1 (Spatial Strategy) and DM3 (Balance Mix of Housing) of the Island Plan Core Strategy.
- 2 The planning application is not supported by sufficient information to satisfactorily demonstrate the need and deliverability of the proposed doctor's surgery, pharmacy and associated car parking or why it needs to be located on a greenfield site which is also an Area of Outstanding Natural Beauty. In the absence of this information the proposed development is contrary to the aims of Policies SP1 (Spatial Strategy) and SP5 (Environment) of the Island Plan Core Strategy.

- 3 The layout of the proposed development is not to a sufficiently high standard of design with particular reference to the siting and orientation of the proposed dwellings, access roads and footways, which would result in an adverse visual impact which is out of keeping with the character and appearance of this rural settlement. The proposed layout also fails to minimise the risk of crime. In consequence the proposal is contrary to the requirements of Policies SP5 (Environment) and DM2 (Design Quality for New Development) of the Core Strategy and the Government's design advice contained within the National Planning Policy Framework.
- 4 The layout and form of the proposed development, with particular reference to the siting and scale of the proposed sheltered dwellings (plots 31 – 38) and car parking area associated with the doctor's surgery, would fail to conserve, enhance and promote the protected landscape of the Isle of Wight Area of Outstanding Natural Beauty. In consequence, the proposal is contrary to the aims of Policies SP5 (Environment) and DM12 (Landscape, Seascape, Biodiversity, and Geodiversity) as well as Government advice contained within the National Planning Policy Framework.
- 5 The layout and form of the proposed development, with particular reference to the siting and scale of the proposed sheltered dwellings (plots 31 – 38) and car parking area associated with the doctor's surgery, would fail to conserve or enhance the special character and appearance of Brighstone Village Conservation Area. In consequence, the proposal is contrary to the aims of Policies SP5 (Environment) and DM11 (Historic and Built Environment) of the Island Plan Core Strategy as well as Government advice contained within the National Planning Policy Framework.
- 6 The planning application is not supported by sufficient information to satisfactorily demonstrate that the potential impact on any archaeological remains within the application site, most notably from the Anglo Saxon and Bronze Age, will be at an acceptable level. In the absence of this information the proposed development is considered to be contrary to the requirements of Policies SP5 (Environment) and DM11 (Historic and Built Environment) of the Island Plan Core Strategy.
- 7 The planning application is not supported by sufficient information to satisfactorily demonstrate that the layout of the proposed development will protect the route of a public water mains and foul sewer which cross the site. In the absence of this information the proposed development is considered to be contrary to the requirements of Policy DM14 (Flood Risk) of the Island Plan Core Strategy.
- 8 The proposed development, by virtue of the layout of its access roads does not allow for emergency access by fire appliances to certain plots, which are outside the maximum 45 metre range for access by pump appliances. In the absence of any supporting information to demonstrate satisfactory fire access, the proposal is contrary to the aims of Policy DM2 (Design Quality for New Development) of the Island Plan Core Strategy.

Important

Statement of Proactive Working

In accordance with paragraphs 186 and 187 of the NPPF, the Isle of Wight Council take a positive and approach to development proposals focused on solutions to secure sustainable developments that improve the economic, social and environmental conditions of the area in the following way:

- The IWC offers a pre application advice service.

- Updates applicants/agents of any issues that may arise in the processing of their application and suggest solutions where possible.

In this instance;

- The applicant was provided with pre application advice.
- The applicant was updated with progress of the application.

Due to the number of Officer concerns with the content of the application, no negotiations took place with the applicant following the submission of the application.

Attention is drawn to the attached notes

- (a) **This notice only relates to the decision of the Council under the Town & Country Planning Acts and does not relate to any application which may be required under the Building Regulations or any other Act, Regulation, Byelaw or Order.**

Date: 02/08/2013



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**Authorised on behalf of
Isle of Wight Council
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